

TRANSFER  
TAX  
PAID

32-160

#1114

## TRUSTEES' DEED

LYLE M. CUTCHIN and INGEBORG E. CUTCHIN, as Co-Trustees of the Lyle M. and Ingeborg E. Cutchin Trust, of Sanibel Island, Lee County, State of Florida, by the power conferred by said Trust and every other power, for consideration paid, grant to KHALID MAHMOOD and CYNTHIA MAHMOOD of Old Town, Piscataquis County, State of Maine, as joint tenants, two certain lots or parcels of land situate in Waterville, Kennebec County, State of Maine, together with any buildings thereon and bounded and described as follows:

PARCEL ONE:

002299

Lot numbered Ten (10) according to a plan of Beverly Hills made for Charles F. Poulin by Harry E. Green, C.E. dated January 7, 1946, and recorded in the Kennebec County Registry of Deeds in Plan Book 15, Page 3, to which plan reference is hereby made for a more particular description of the lot herein conveyed.

The above-described parcel of land is conveyed subject to the following restrictions lettered from A to I which will be binding upon the said grantees and all persons claiming or holding under or through said grantees, and said restrictions shall be deemed as covenants running with the title to said land:

(A) That said land shall be used only for residential purposes, and not more than one residence and the outbuildings thereof, such as a garage, shall occupy said land or any part thereof, at any one time, nor shall said lot be subdivided or so sold or leased in parcels, nor shall any building at any time situate on said land be used for business or manufacturing purposes;

(B) That no house for more than two families, and that no house costing less than Four Thousand Five Hundred (\$4,500.00) Dollars shall be built upon said lots; and that no building, or extension to such building, shall be erected or placed on any part of said land nearer to the street line which said building faces than Twenty-Five (25) feet;

(C) That any outbuildings including garages, shall not be erected nearer to the street line upon which the house constructed or to be constructed on said lot shall face than the front part of the main building erected or to be erected on said lot or lots;

(D) That no placards or advertising signs other than such as relate to the sale or leasing of said lot or lots shall be erected or maintained on said lot or lots or any building thereon;

(E) That no fence or construction of any kind other than a dwelling shall at any time be erected in any position to interfere with view from residences on adjoining lots;

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(F) That no cows, horses, goats, swine, hens, or dog kennels shall at any time be kept or maintained on said lot or lots or in any building thereon;

(G) That if the owner of two or more contiguous lots desires to improve said lots as one lot, insofar as much contiguous lots are concerned, the foregoing covenants of restriction shall be construed as applying to a single lot;

(H) That no house or other building shall be erected or placed upon said land nearer to the lines of said land than six (6) feet, and in addition, the following shall be applicable to buildings erected or placed on lots numbered 5, 6 and 32;

(1) No houses, extensions thereto, outbuildings, including garages or other buildings, shall in any case be erected on lots numbered Five (5) and Six (6) nearer to the Sidney Road than twenty-five (25) feet;

(2) No house, extension thereto, outbuildings, including garages or other buildings, shall be erected on lot numbered Thirty-Two (32) nearer to both Franklin Street and Roland Street than Twenty-Five (25) feet;

The restrictions in this paragraph shall not in any way affect those set forth in paragraphs lettered B and C.

(I) Said lot is conveyed with the foregoing restrictions which are conditions of the conveyance affixed to and running with the land, and applicable to all lots hereafter to be sold by the said Charles F. Poulin on a plan of lots known as Beverly Hills, in Waterville, Maine, aforesaid, and for a violation of the terms hereof, or any of them, by the said grantees herein named, or any person or persons holding or claiming by, under or through the aforesaid grantees, the right is expressly reserved to the said Charles F. Poulin, his heirs and assigns, or the owner of any lot or lots on said plan of lots known as Beverly Hills to proceed at law or in equity to compel compliance with the terms thereof. Charles F. Poulin shall not be held responsible for enforcement of the foregoing restrictions.

PARCEL TWO:

Beginning at an iron pin on the southerly side of Franklin Street in Waterville, County of Kennebec, and State of Maine marking the northeasterly corner of land belonging to Lyle M Cutchin, et al.; thence traveling in a easterly direction a distance of 60 feet along Franklin Street to an iron pin; thence turning at an angle to the right and traveling in a southerly direction approximately 205 feet, more or less, to an iron pin; thence traveling northerly along said Cutchins' easterly line a distance of approximately 205 feet, more or less, to the point of beginning.

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Being a triangular piece of land.

Being a part of lot 109, City of Waterville, Plan Book Page 32.

Meaning and intending to convey the premises conveyed to Lyle M. Cutchin and Ingeborg E. Cutchin, as Co-Trustees of the Lyle M. and Ingeborg E. Cutchin Trust, by deed from Lyle M. Cutchin and Ingeborg E. Cutchin dated August 25, 1987, and recorded in Kennebec Registry of Deeds, Book 3219, Page 324.

Witness our hands and seals this 14th day of January 1994

*Katherine J. Stevens*

to  
be

*Lyle M. Cutchin*

Lyle M. Cutchin, Co-Trustee  
of the Lyle M. and Ingeborg E. Cutchin  
Trust

*Ingeborg E. Cutchin*

Ingeborg E. Cutchin, Co-Trustee  
of the Lyle M. and Ingeborg E. Cutchin  
Trust

Y-6415

STATE OF MAINE  
COUNTY OF KENNEBEC

January 14 1994

Then personally appeared the above-named Lyle M. Cutchin and Ingeborg E. Cutchin in their said capacity and acknowledged the foregoing instrument to be their free act and deed,

Before me,

*Katherine J. Goraj-Stevens*  
Notary Public  
Printed name: \_\_\_\_\_

KATHERINE J. GORAJ-STEVENS  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES MAY 7, 1999

RECEIVED KENNEBEC SS.

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ATTEST: *Katherine J. Goraj-Stevens*  
REGISTER OF DEEDS

